

# GREATER LONDON AUTHORITY

## Good Growth

Grace Edwards  
London Borough of Richmond upon Thames  
By Email

**Our ref:** 2022/0804/NSI  
**Your ref:** 22/3004/FUL  
**Date:** 2 December 2022

Dear Grace Edwards

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**  
**Kneller Hall Royal Military School of Music, Kneller Road, Twickenham, TW2 7DU**  
**Local Planning Authority reference: 22/3004/FUL**

I refer to your letter received by the GLA on 8 November 2022 consulting the Mayor of London on the above planning application, under the terms of the Mayor of London Order 2008 ("the Order").

The applicant proposes:

- Demolition of existing modern buildings on the site and the conversion of and extensions to Kneller Hall and other ancillary buildings associated with the former royal military music school to a day school (Use Class F1), together with the construction of associated new purpose-built buildings including teaching space, indoor sports facilities, sporting pavilion and forest school building.
- Alterations to the existing playing fields, to include an all-weather pitch with fencing, flood lighting to existing tennis courts, sustainability measures and re-turfing.
- Provision of a new access from Whitton Dene, and other ancillary works including parking areas, hard and soft landscaping, lighting, access alterations and energy centre.
- Internal and external alterations to Kneller Hall and the curtilage listed buildings to facilitate the day school use, including demolition and rebuilding of single storey extension to the west wing of Kneller Hall, extension to the Band Practice Hall and re-opening of Whitton Dene site entrance.

The application was referred under the following categories of the Order:

- ***Category 3C 1: Development which is likely to prejudice the use as a playing field of more than 2 hectares of land (a) is used as a playing field at the time the relevant application for planning permission is made; or (b) has at any time in the five years before the making of the application been used as a playing field.***

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- **Category 3D 1:** *Development (a) on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan; and (b) which would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building.*

I have assessed the details of the application and, do not consider the application to be referable under the Order. The proposed development includes the upgrade to the existing playing fields and therefore would not prejudice the use of the playing fields as outlined in Category 3C of the Order. The proposed buildings on the Metropolitan Open Land are under 1,000 square metres and do not involve a material change in the use of the buildings as outlined in Category 3D of the Order. All other development on the site is located outside of the Metropolitan Open Land and does not meet any criteria to be referred under the Order.

Therefore, under article 5(2) of the Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA. I will be grateful, however, if you would send me a copy of any decision notice and section 106 agreement.

Please note that under TfL's statutory planning role, significant transport concerns relating to the proposals have been identified. These will be outlined in a separate detailed response by TfL.

Yours sincerely

**John Finlayson**

Head of Development Management

cc     Nicholas Rogers, London Assembly Constituency Member  
       Sakina Sheikh, Chair of London Assembly Planning Committee  
       National Planning Casework Unit, DLUHC  
       TfL